

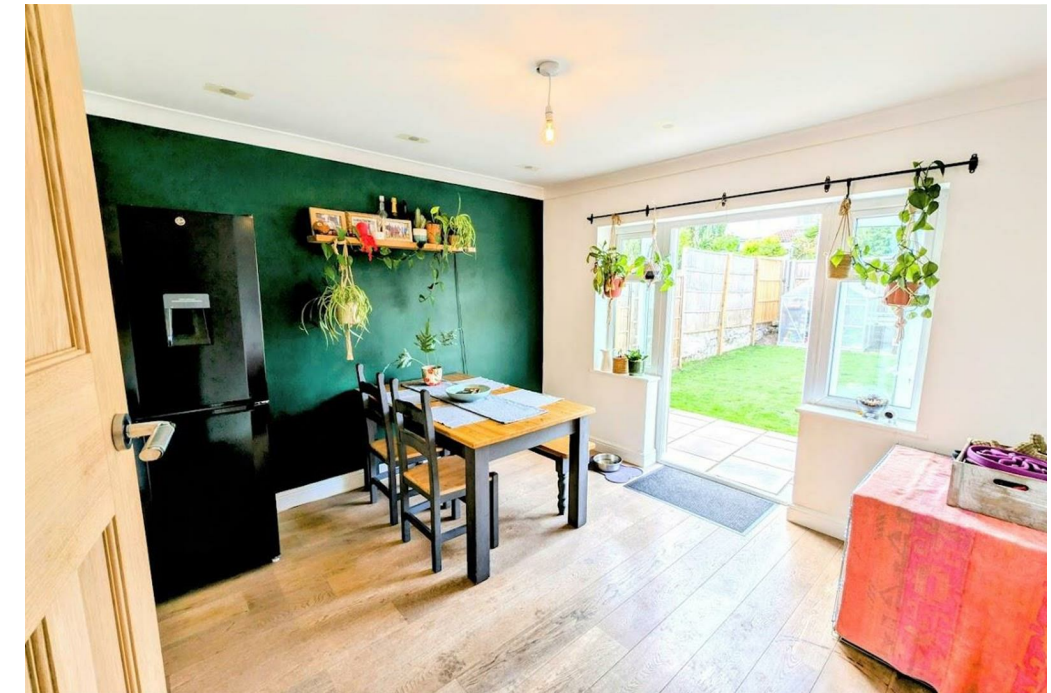


Brook Road,
Bristol,
BS16 3SL

£350,000

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Hunters Estate Agents – Fishponds office are delighted to offer this superb 1930's 2 bedroom semi detached bungalow in an elevated position within walking distance of Fishponds' centre and nearby Bristol/Bath cycle path. This superior home has been tastefully modernised and refurbished to offer spacious, well-proportioned and contemporary accommodation with impressive style, comfort and character. This fine home offers adaptable space to suit a range of buyers needs. The property features a stunning open plan arranged Kitchen/Dining room, modern shower room, gas heating and UPVc double glazed windows. An additional feature of the sale is the attractive landscaped rear garden. Hunters Exclusive – recommended viewing.



ENTRANCE

Composite side entrance door with feature stained and leaded decorative fixed windows into..

HALL

Useful storage recess with electric fuse box, radiator, feature wood grain effect floor, access to roof space, additional recess having a wall mounted Vaillant combination gas fired boiler for domestic hot water and central heating.

LOUNGE 11'6" x 10'10"

Radiator, feature wood grain effect floor, UPVC double glazed window with a lovely outlook onto the rear garden.

OPEN PLAN KITCHEN/DINING ROOM 19'1" x 11'10"

Maximum overall.

DINING AREA 11'10" x 10'10"

Feature wood grain effect floor, UPVC double glazed French doors leading onto the rear garden, lovely outlook onto same, wide opening into..

KITCHEN 10'8" x 7'8"

Fitted with a comprehensive range of shaker cream fronted wall, floor and drawer storage cupboards with brushed steel effect handles and wood block working surfaces position suitable for washing machine, tumble dryer and gas cooker, integrated dishwasher, UPVC double glazed door to exterior, feature single drainer sink unit with mixer taps over, fitted extractor fan above cooker position.

BEDROOM ONE 13'6" x 12'7"

Maximum overall into a UPVC double glazed bay window, radiator.

BEDROOM 2 9'9" x 8'9"

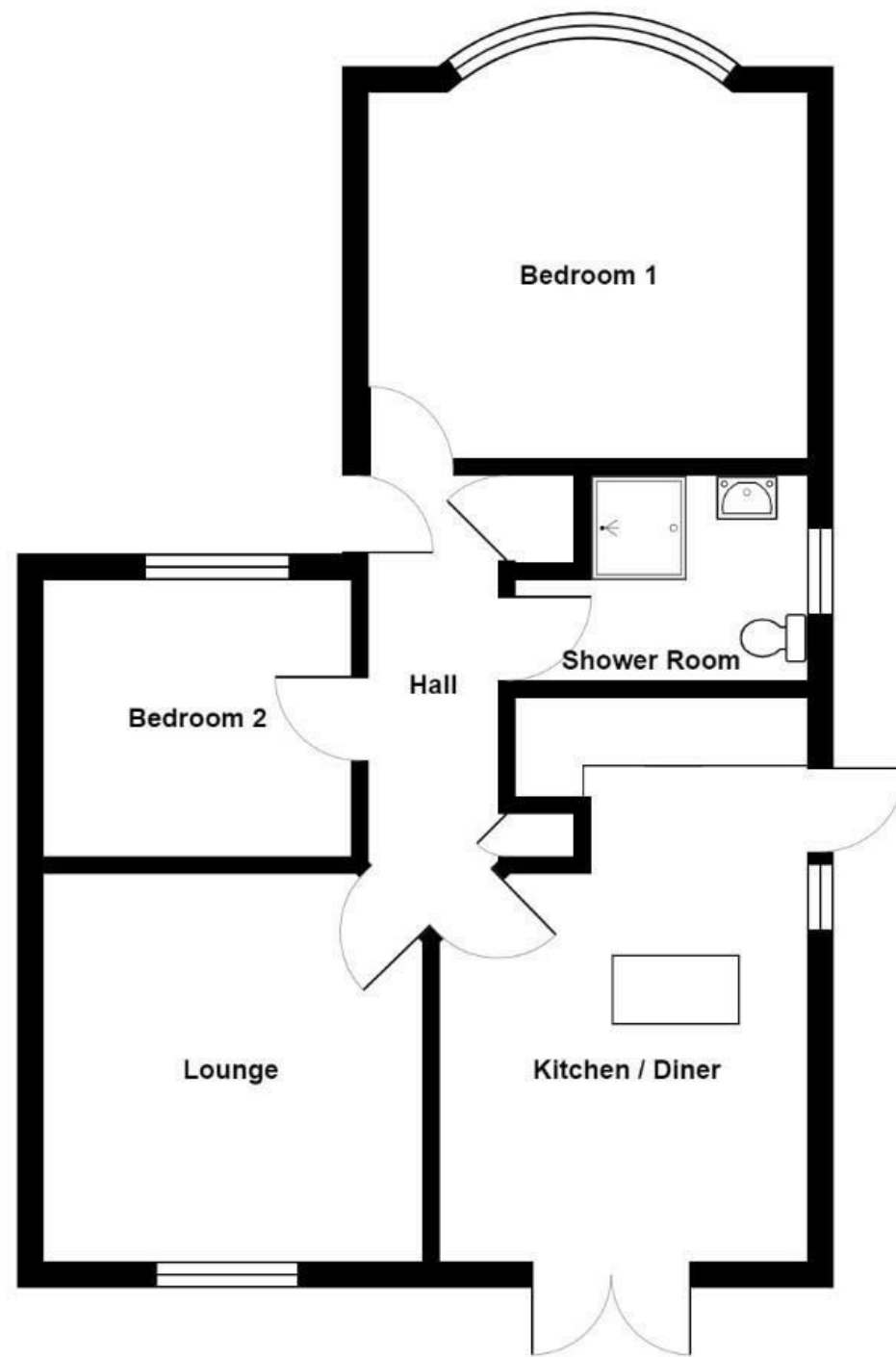
Feature wood grain effect floor, UPVC double glazed window to front.

SHOWER ROOM 8'0" x 5'3"

Luxuriously appointed with a contemporary white suite of low level WC and pedestal wash basin, shower enclosure with a built in thermostatically controlled shower, radiator, UPVC double glazed and frosted window to exterior, splash back tiling.

EXTERIOR

The property benefits from front and rear gardens. To the rear a particular feature of the sale is the landscaped rear garden standing within well established fenced boundaries which has been the subject of landscaping to form a lovely outside space with initial flag stone effect laid patio extending onto a level lawn with feature border to one side, raised timber, fruit/vegetable planter, rear pedestrian gate onto rear service lane, pathway leading to the side of the property with a pedestrian gate opening to the front.



Tenure: Freehold
Council Tax Band: C

- Delightful 2 bedroom semi detached bungalow
- Modern contemporary style and comfort
- Some original 1930's character and a lovely atmosphere
- Level landscaped rear garden
- Gas heating and Double glazed windows
- Ideal for professionals and retirement buyers
- No through road with access to Fishponds High Street
- Close to Bristol/Bath cycle path
- Seldom available - a well presented and spacious home
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.